

conform to the following requirements: All public roads or streets within any land subdivision shall be developed to the following minimum standards, [roadway width—thirty-two (32) feet; road surface—twenty-two (22) feet] and provide access to a lot before it is offered for sale.

Street Type	Right of Way Minimum Width	Minimum Radius of Curvature	Maximum Grade
Arterial or Major Highway	120 feet	300 feet	6%
Collector (function is to carry traffic from minor streets to arterials or highways and to provide access to individual lots)	80 feet	200 feet	7%
Minor (function is to provide access to individual lots)	66 feet	100 feet	10%

- (4) Streets shall be laid out to provide for possible continuation wherever topographic and other physical conditions permit.
- (5) Minor streets shall be so laid out so as to discourage their use by through traffic.
- (6) The number of intersections of minor streets with major streets shall be reduced to the practical minimum consistent with circulation needs and safety requirements.
- (7) Where a subdivision abuts or contains an existing or proposed arterial highway, the County Planning Agency shall require a frontage road, nonaccess reservation along the rear of the property contiguous to such highway, or such other treatment as may be necessary to insure safe, efficient traffic flow and adequate protection of residential properties.
- (8) Reserve strips controlling access to streets shall be prohibited.
- (9) A tangent at least one hundred (100) feet long shall be required between reverse curves on arterial and collector streets.
- (10) Streets shall afford maximum visibility and safety and shall intersect at right angles, where practicable.
- (11) Dedication of half-width streets shall be prohibited, except where it is essential for the reasonable development of the subdivision in conformity with the other requirements of this Chapter. Where a half street has been dedicated adjacent to a subdivision, the remaining half of the street shall be dedicated by the subdivider of the adjoining land.
- (12) Permanent dead-end streets or cul-de-sacs shall not be longer than six hundred (600) feet, shall have a minimum width of fifty (50) feet and terminate with a turnaround having an outside roadway diameter of at least sixty (60) feet, and a street property line of eighty (80) feet.

- (13) Where possible, lot lines shall be perpendicular to the street line, and to the tangent at the lot corner on curved streets.
- (14) No street names shall be used which will duplicate or may be confused with the names of existing streets. Street names shall be subject to the approval of the County Planning Agency.
- (15) Alleys shall have a minimum roadway width of twenty-five (25) feet.
- (b) **Block and Lot Design and Improvements.**
 - (1) A block is a parcel of land bounded on at least one (1) side by a street and on the other sides by natural or man-made barriers or unplatted land. The lengths, widths and shapes of blocks shall be determined by:
 - a. Building site needs.
 - b. County zoning ordinance lot size and dimensional requirements. In towns which have not ratified the County zoning ordinance the minimum lot size requirements of the R-1 District shall apply.
 - c. Needs for convenient access, circulation, control and safety of street traffic.
 - d. Limitations and opportunities of topography.
 - (2) Block lengths shall normally not exceed one thousand five hundred (1,500) feet, or be less than six hundred (600) feet in length, except cul-de-sacs and permanent dead-end streets.
 - (3) To provide adequate access and circulation to playgrounds, schools, shopping centers or other community facilities, the County Planning Agency may require that walkways be provided, either along streets or through the center of blocks on easements reserved for such purposes.
 - (4) Double frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome particular topographic and site disadvantages.
 - (5) The County Planning Agency may require that natural features including trees may be preserved and that appropriate landscaping be provided.
 - (6) Sewer and water facilities, street paving and surface water drainage as required by the County Planning Agency shall be provided for each lot in accordance with specifications approved by the County Highway Engineer and the County Zoning Administrative Office (or County Public Health Office).

Sec. 8-1-6 Cluster and Planned Unit Developments.

Proposed cluster and planned unit developments shall include a minimum of five (5) acres of land, shall be located in the R-1, R-2 or SR-1 Zoning Districts and shall be developed as a unit for residential uses only. The permitted number of lots in such developments shall be determined by dividing the total area of the development, excluding streets, by the minimum permitted lot size of the zoning district. The minimum distance between principal structures shall be twenty

(20) feet. Land not used for lots and streets shall be dedicated in perpetuity to remain in open space. This may be accomplished by conveyance in common to each of the owners of lots in the development or by dedication to the county or town or municipality. Lands dedicated to the public must be accepted by action of the governing bodies of the accepting unit of government. If land is to be conveyed to owners of lots in the development, a homeowners association or similar legally constituted body shall be created to maintain the open space land.

Sec. 8-1-7 Condominiums.

- (a) **Purpose.** This Section is created to clarify density requirements on parcels of land to be covered by condominium declarations. Condominiums may be created in Iron County by recording condominium instruments and plats with the County Register of Deeds pursuant to Ch. 703, Wis. Stats. Plats are to be drawn on durable white paper with non-fading black ink. A preliminary condominium plat may be presented to the Iron County Zoning Committee for consideration of approval before recording a final plat with the Register of Deeds (with committee approval).
- (b) **Definitions.** The following definitions shall be applicable in this Section:
- (1) **Condominium.** A building, a part of a building or a group of buildings, including all of the land, jointly owned and operated within the laws of Chapter 703, Wis. Stats., for the mutual protection and benefit of an association of all the members of ownership. The workings of this agreement are entailed in a condominium declaration.
 - (2) **Conversion Condominium.** A parcel of land with existing structure or structures converted to a condominium form of ownership.
 - (3) **Expandable Condominium.** A condominium to which additional units or property or both may be added.
 - (4) **Wetlands.** Wetlands are herein defined as those land areas characterized by water at or near the surface of the ground most of the year, or saturated soils during at least part of the growing season such that moist soil vegetation or shallow water plants are present.
- (c) **New Construction Condominiums.**
- (1) Parcel size for single condominiums containing one (1) unit per structure within two hundred (200) feet of a lake, pond, stream or watercourse shall not be less than twenty thousand (20,000) square feet for each unit, or have less than one hundred (100) feet of water frontage width for each unit. No more than twenty percent (20%) wetlands will be included in determining the minimum square footage. Proof of the availability of alternate sewage system areas complying with the requirements of the Iron County Sanitary Ordinance and Chapter H 83, Wis. Adm. Code, shall be provided and shown on the plat. No structure shall exceed at the roof ridge thirty-five (35) feet in height from the highest point of ground level.

- (2) Parcel size for single condominiums containing only one (1) unit per structure not within two hundred (200) feet of a lake, pond, stream or watercourse or the designated limits of a town business district shall not be less than sixty thousand (60,000) square feet for each unit and shall have a minimum width of two hundred (200) feet over the sixty thousand (60,000) square feet minimum area, including all outlands. No more than twenty percent (20%) wetlands will be included in determining the minimum square footage of the parcel. Proof of the availability of alternate sewage system areas complying with the requirements of the Iron County Sanitary Ordinances and Chapter H 83, Wis. Adm. Code, shall be provided and shown on the plat. No structure shall exceed at the roof ridge thirty-five (35) feet in height from the highest point of ground level.
- (3) Parcel size for condominiums containing more than one (1) unit per structure within two hundred (200) feet of a lake, pond, stream or watercourse shall not be less than twenty thousand (20,000) square feet for the first unit plus ten thousand (10,000) contiguous square feet for each additional contiguous unit. The parcel shall not have less than one hundred (100) feet water frontage width for the first unit plus thirty (30) feet of water frontage width for each additional contiguous unit. No more than twenty percent (20%) wetlands will be included in determining the minimum square footage of the parcel. Proof of the availability of alternate sewage system areas complying with the requirements of the Iron County Sanitary Ordinance and Chapter H 83, Wis. Adm. Code, shall be provided and shown on the plat. No structure shall exceed at the roof ridge thirty-five (35) feet in height from the highest point of ground level.
- (4) Parcel size, for condominiums containing more than one (1) unit per structure not within two hundred (200) feet of a lake, pond, stream or watercourse and not within the designated limits of a town business district shall not be less than sixty thousand (60,000) square feet plus twenty thousand (20,000) contiguous square feet for each additional contiguous unit. No more than twenty percent (20%) wetlands will be included in determining the minimum square footage of the parcel. The entire parcel shall have a minimum width of two hundred (200) feet over the sixty thousand (60,000) square foot minimum area. Proof of requirements of the Iron County Sanitary Ordinance and Chapter H 83, Wis. Adm. Code, shall be provided and shown on the plat. No structure shall exceed at the roof ridge thirty-five (35) feet in height from the highest point of ground level.

(d) **Conversion Condominiums.**

- (1) Where existing single family dwellings, rental or non-rental, not part of a resort, are to be part of a condominium declaration, such property shall not be converted until a final condominium plat is approved by the Iron County Zoning Committee. Such approval shall be obtained before the final condominium plat is recorded with the County Register of Deeds. The parcel size and other requirements shall be as specified in Sections 8-1-2 and 8-1-3. Proof of the availability of alternate sewage system areas complying with the requirements of the Iron County Sanitary Ordinance and Chapter H 83, Wis. Adm. Code, shall be provided and shown on the plat.

- (2) Where existing multiple family dwellings, rental or non-rental, not part of a resort, are to be part of a condominium declaration, such property shall not be converted until final condominium plat is approved by the Iron County Zoning Committee. Such approval shall be obtained before the final condominium plat is recorded with the County Register of Deeds. The parcel size and other requirements shall be as specified in Subsection (c)(3) and (4) herein. Proof of the availability of alternate sewage system areas complying with the requirements of the Iron County Sanitary Ordinance and Chapter H 83, Wis. Adm. Code, shall be provided and shown on the plat.
- (3) Conversion condominiums involving the disposition and sale of existing cabins in resorts licensed as of January 1, 1981. Rental and non-rental resort buildings may be converted to condominium units provided that the first floor square footage of existing structures does not exceed ten percent (10%) of the total land area being included in the condominium declaration and the existing number of bedrooms conform with the number on the resort license [plus one (1) non-rental home] and will not be increased. No more than twenty percent (20%) wetlands will be included in determining the minimum square footage of the parcel area. Proof of the availability of alternate sewage system areas complying the requirements of the Iron County Sanitary Ordinance and Chapter H 83, Wis. Adm. Code, shall be provided and shown on the plat. Such resort shall not be converted until the final condominium plat is approved by the Iron County Zoning Committee. Approval shall be obtained before the first condominium plat is recorded with the County Register of Deeds. No condominium plat shall be approved for a resort which was not constructed in compliance with the County zoning ordinances applicable at the time such resort was constructed, unless such resort has, subsequent to the time of its construction made such alterations, additions or corrections as are necessary to bring such resort into compliance with the then applicable zoning ordinance.
- (4) The final condominium plat referred to above shall show a boundary survey of the condominium, the location of all structures, the size and location of any limited common elements, the area available in square feet, the water frontage width, the size and location of all wetland areas, the roads providing access to the condominium(s) connecting to a public road and the size and location of the alternate sewage system area or areas. All units shall be consecutively numbered on the plat. The final condominium plat shall be drafted in compliance with the requirements of Chapter 703, Wis. Stats.

(e) **Expandable Condominiums.**

- (1) All condominium plats submitted to the Iron County Zoning Committee for consideration of approval must indicate whether or not it will be an expandable condominium. All expandable condominiums must indicate the final total number and the approximate placement of the condominium units anticipated for the parcel so that the Zoning Committee can verify that there is sufficient parcel size in accordance with the applicable sections of this Chapter. The condominium plat presented shall be drafted in accordance with Sections 703.11 and 703.26, Wis. Stats.

- (2) The Committee may give final approval only to that portion of an expandable condominium which is to be recorded initially and may give tentative approval to the expansion portion of the condominium. As additional units are added after the original condominium declaration, a final condominium plat, for each expansion shall be presented to the Iron County Zoning Committee for consideration of approval. If the final condominium plat for the expansion area conforms substantially to the layout shown and approved on the expansion plans submitted with the original expandable condominium plat, it shall be entitled to approval with respect to such layout. Proof of availability of alternate sewage system areas which conform to the requirements of the Iron County Sanitary Ordinance and Chapter H 83, Wis. Adm. Code, shall be provided and shown on the plat.
- (3) Any condominium plat submitted to the Iron County Zoning Committee for consideration and approval which is designated as an expandable condominium shall be considered for approval by the Iron County Zoning Committee as a new construction condominium. Any condominium plat submitted for a conversion condominium which anticipates expansion through new construction shall be considered for approval on the basis of the requirements contained in Sections 8-1-2 through 8-1-5 herein.

(f) **Condominium Plats.**

- (1) A preliminary condominium plat of a new condominium, conversion condominium or expandable condominium may be submitted to the Iron County Zoning Committee for consideration of approval. Such preliminary plat shall include the following information:
 - a. The name of the condominium.
 - b. The approximate boundary of the parcel to be dedicated as common area for the condominium complex including any expansion areas in case of an expandable condominium.
 - c. The exact location of all existing buildings and general location of any proposed buildings to be constructed on the property.
 - d. The area in square feet of the total parcel.
 - e. The lineal footage of lake, pond, stream or water course.
 - f. Every unit or proposed unit shall be designated on the preliminary condominium plat by consecutive numbers.
 - g. Computations shall be shown on the preliminary plat which verify compliance with the parcel size required by this Chapter.
 - h. Proposed alternate sewage system areas shall be shown. Proof that these proposed areas conform to the requirements of the Iron County Sanitary Ordinance and Chapter H 83, Wis. Adm. Code, shall be shown upon submission of the final condominium plat for approval.
 - i. Roads which provide access to the condominium property.
 - j. Existing easements which affect the condominium property.
 - k. A minimum of two (2) off-street parking spaces per unit.
 - l. First floor square footage of each existing structure.